

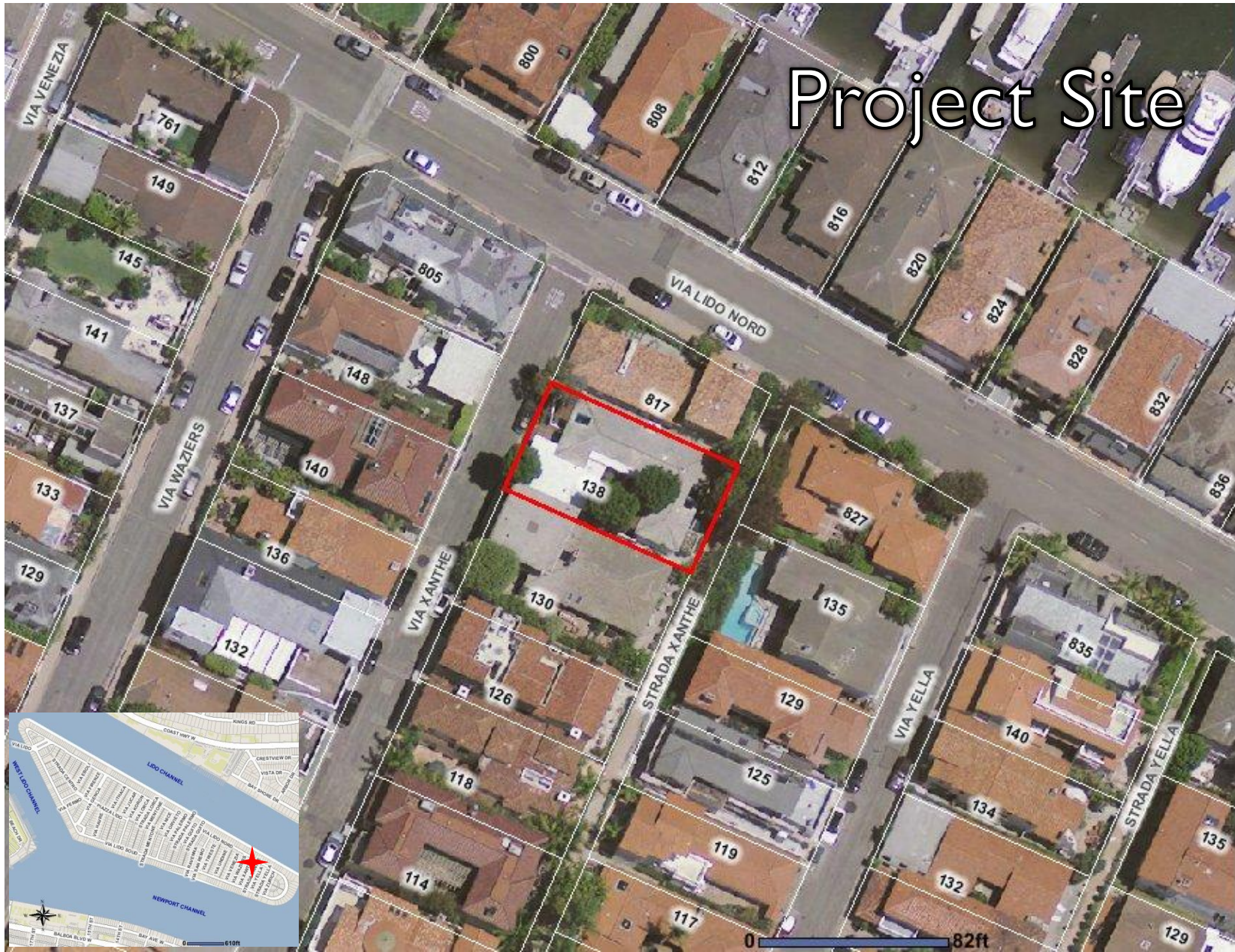
Weinberg Variance 138 Via Xanthe

Planning Commission
February 9, 2012



Presented By
James Campbell, Principal Planner

Weinberg Variance (PA2011-207) 138 Via Xanthe



Variance Request

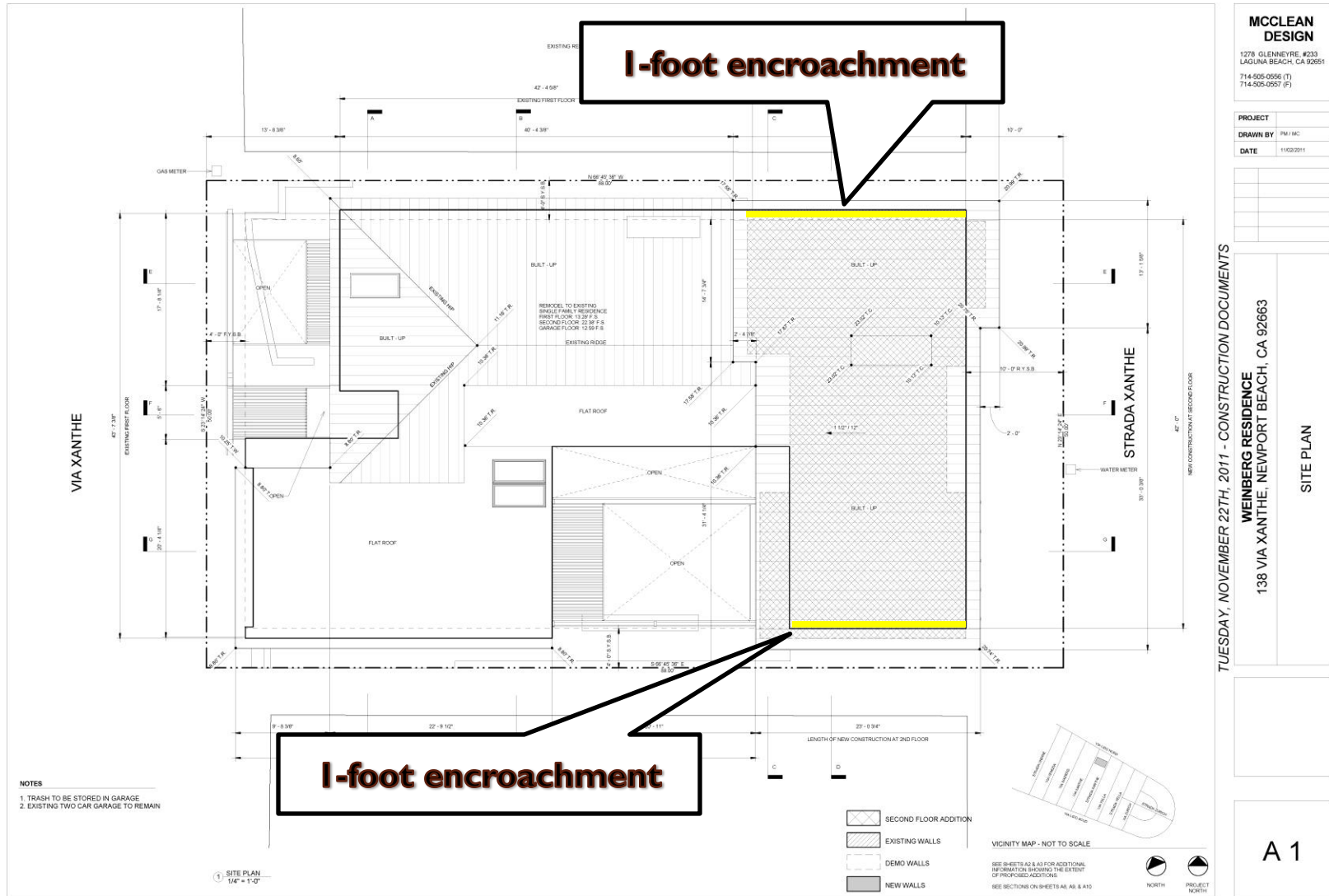
- Side yard setback encroachments
- 4-foot side yard setback required
- Second story, 818 square foot addition, would provide 3-foot setback (both side yards)

Background

- Home built in 1950, remodeled since
- Single-story
- 3-foot setbacks
- Legal nonconforming

Weinberg Variance (PA2011-207) 138 Via Xanthe

Site Plan







138 VIA XANTHE RESIDENCE

RENDERING

DATE: 11/22/11



MCCLEAN DESIGN

T 714.505.0556





138 VIA XANTHE RESIDENCE

RENDERING

DATE: 11/22/11



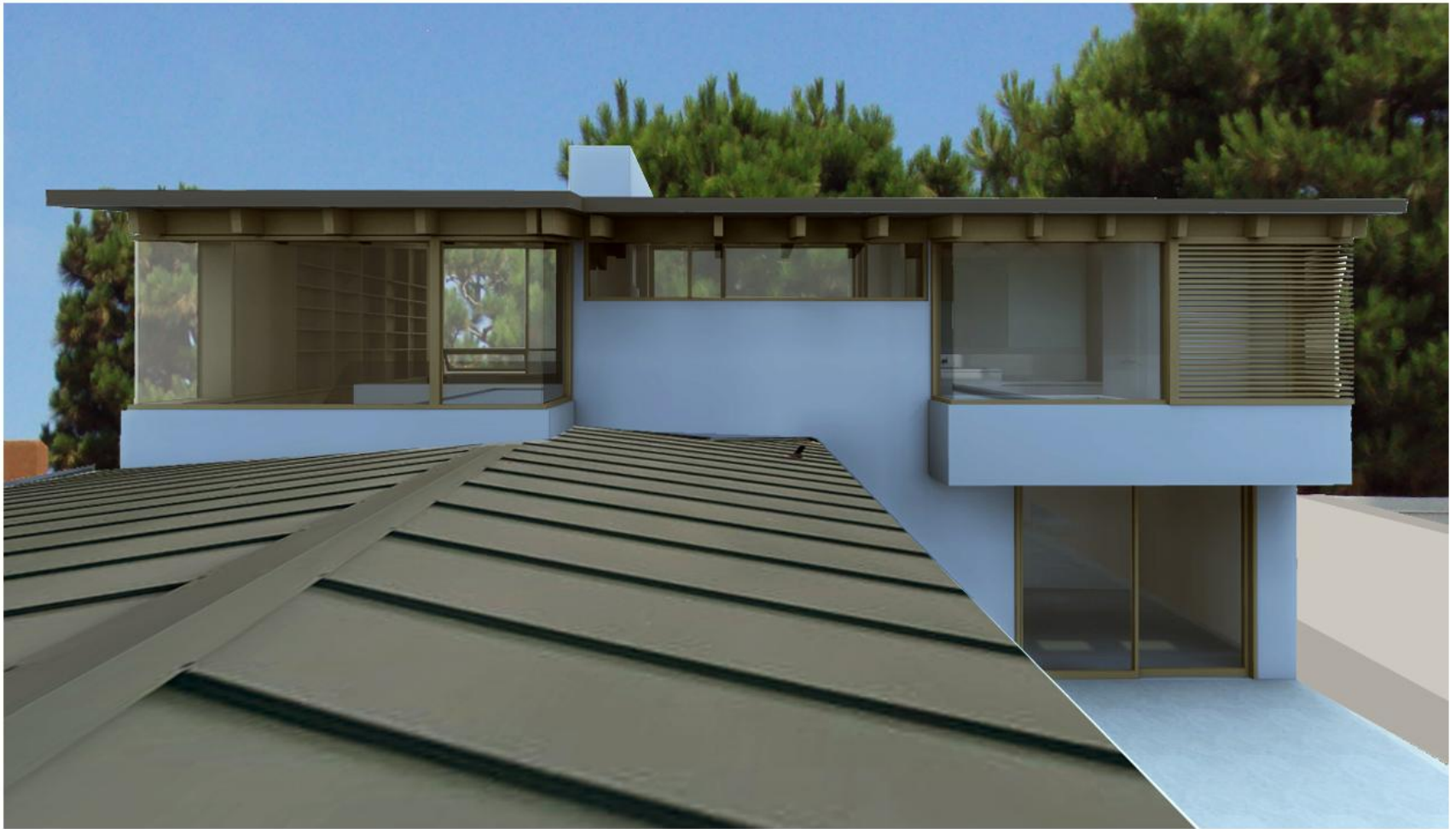
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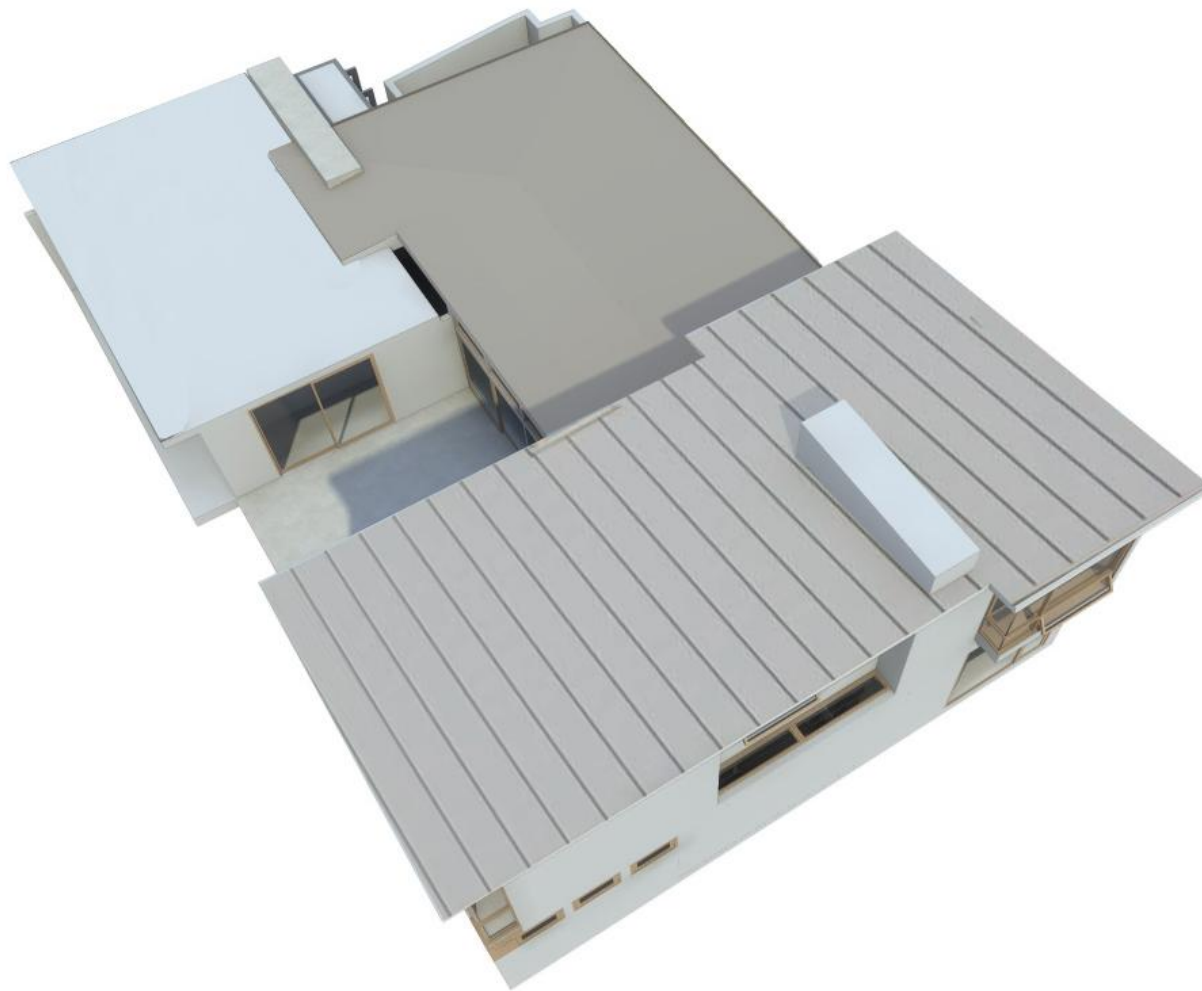
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Variance Findings

- Required setback would not allow addition to use existing wall for structural support
- Required setback would cause additional reconstruction or demolition of existing
- No detriment to abutting properties
 - Length of encroachment limited
 - No directly facing windows
 - Not built to full height

Recommendation

Adopt draft Resolution approving the application request

- Convert Condition No. 4 to a Finding

This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.

- Eliminate Condition No. 5

This Variance may be modified or revoked by the City Council or Planning Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.